

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: February 14, 2025

TO: Adam J. Teitzman, Commission Clerk, Office of Commission Clerk

FROM: Ailynee Ramirez-Abundez, Public Utility Analyst II, Division of Engineering *ARA LK*

RE: 20250023-WS - Application for staff-assisted rate case in Polk County, by North Carolina Real Estate Projects LLC d/b/a Grenelefe Utility.

Please place the attached email regarding “Grenelefe’s Responses to Interim Rates Questions” in the docket file mentioned above.

ARA/da

Attachment

CC: Office of Commission Clerk (Docket No. 20250023-WS)

From: [Marty Deterding](#)
To: [Ailynee Ramirez-Abundez](#)
Cc: [Lee Smith](#); [Marissa Ramos](#); [Shannon Hudson](#)
Subject: RE: Docket No. 20250023-WS (Greenelefe SARC) Staff Call - 3:00pm
Date: Tuesday, February 11, 2025 11:52:20 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Ailynee

As requested by Shannon yesterday, I am below responding to the two questions she wanted answers on today related to interim rates for Greenelefe. I have attempted to restate the questions posed by Staff in both cases and the p[rovided our answers;

Q 1 Are the revenues as shown on the Filing and the 2023 Annual report accurate ?

Answer; The figures as shown on the 2023 Annual Report for the calendar year are accurate in that they are what we collected for the year. However as noted in our filing there were errors in the billing and metering that caused us to adjust our figures for 2024 to correct what we believe were deficiencies in the prior billings. Therefore the information submitted for 2024 and for the test period used in the SARC filing are accurate and are as we believe the customers should have been billed under existing rates and meterings. In other words we have tried to correct the existing deficiencies in the billings in our test year filing for the SARC.

Q2 Staff believes that the utility must submit information to propose a Service Availability Charge in order to have that considered. If the Utility wants a Service availability charge set for interim we will also need to delay the interim process and will need a waiver from the utility.

Answer; The utility proposed that the Commission grant interim Service Availability Charges because we believe ultimately they Commission will have to grant substantial amounts for such charges and the utility currently has zero charges. For the sake of equity we believed that interim service availability charges are in order here. However the utility is in dire need of interim rates because they are not coming close to covering expenses with the current rates which are the lowest in the state. The utility cannot afford to wait any longer for interim rates and is not willing to waive the immediate interim needed for any period of time. So we will not pursue asking for interim Service Availability Charges. We will attempt to at least propose some level of new charges for Service availability in the next few weeks to submit to the Commission as best we can using the criteria outlined in the Commissions rules.

Please let me know if you have any questions or need anything further.

F. MARSHALL DETERDING
Of Counsel
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From: Ailynee Ramirez-Abundez <ARamirez@psc.state.fl.us>
Sent: Monday, February 10, 2025 12:49 PM
To: Marty Deterding <mdeterding@sfflaw.com>
Cc: Lee Smith <lsmith@psc.state.fl.us>; Marissa Ramos <mramos@psc.state.fl.us>
Subject: RE: Docket No. 20250023-WS (Grenelefe SARC) Staff Call - 3:00pm

Good afternoon,

Thank you for responding in such short notice.
Yes, below is the Conference Number for you to call in.
Please let me know if you have any further questions.

See instructions below:

- *Conference numbers to "join" the call.
- *Conference Call-In Number: **1-888-585-9008**
- *Conference Room Number (for Participants): 434-263-992 then press # (pound).

Best regards,

Ailynee Ramirez-Abundez
Public Utility Analyst
Division of Engineering
Florida Public Service Commission
ARamirez@psc.state.fl.us
(850) 413-6974

From: Marty Deterding <mdeterding@sfflaw.com>
Sent: Monday, February 10, 2025 12:01 PM
To: Ailynee Ramirez-Abundez <ARamirez@psc.state.fl.us>

Cc: Lee Smith <lsmith@psc.state.fl.us>; Marissa Ramos <mramos@psc.state.fl.us>

Subject: RE: Docket No. 20250023-WS (Grenelefe SARC) Staff Call - 3:00pm

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Sorry for the inconvenience. Yes 3pm today will work. Do you have a number for me to call in or do you wish to call me in my cell phone ??

Marty Deterding

Sent from my Galaxy

----- Original message -----

From: Ailynee Ramirez-Abundez <ARamirez@psc.state.fl.us>

Date: 2/10/25 11:48 AM (GMT-05:00)

To: Marty Deterding <mdeterding@sfflaw.com>

Cc: Lee Smith <lsmith@psc.state.fl.us>, Marissa Ramos <mramos@psc.state.fl.us>

Subject: Docket No. 20250023-WS (Grenelefe SARC) Staff Call - 3:00pm

Good morning Mr. Deterding,

I tried reaching you over the phone, but the office phones are down. I am emailing you about Docket No. 20250023-WS the Grenelefe SARC. Would you have time (today) February 10, 2025 at 3:00pm to get on a call with Staff regarding the Grenelefe SARC?

Please let me know if you have any further questions.

Thank you,

Ailynee Ramirez-Abundez
Public Utility Analyst
Division of Engineering
Florida Public Service Commission
ARamirez@psc.state.fl.us
(850) 413-6974